## THE REAL ESTATE MARKET

THERE BIG SALES REPORTED LAST WEEK.

here Was, However, a Good Renting Demand for High Price Business Premes Opinions on the Proposed Change in the Date for the Payment of Taxes

estate trading last week was on ole less interesting than it has been ly. As regards volume of business ceak compared favorably with its ediate predecessors. The main point ference lay in the absence of six and figure transactions from the broker-

wever, judging from the recent exme in the brokerage branch of the inis condition may be looked upon mporary and attracts attention y because sensational deals have for ral weeks occupied an unusually ment place in the dealing at private

my good judges of real estate con-schellove that dealing in high price state will continue to be disproporely large compared with the buying mall investment holdings and private

This prediction is based on the theory e surplus capital at the disposal middle class investors in fairly prosus times for investment in dwellings, s and small business premises has not been accumulated in sufficient amount be influential in creating an active or man's market," while on the other d large business concerns and wealthy fors who are already in a position ake advantage of prevailing condiare encouraged to buy in advance rising market

is at any rate, seems to be the only ional explanation of a rather unusual tation in the real estate field, where the st striking features are the purchasing expensive sites, building projects of most costly kind, and leasing for long

the most costly kind and leasing for long terms at high rentals. Considerable discussion was started among real estate interests this week by Comstroller Prendergast's suggestion that the time for collection of taxes be advanced four months and the taxes be edected semi-annually instead of annually on October 1 as at present. The Comptroller's plan, which he expects to present in the form of a bill to be due on May 1 in each year, with a penalty on the 15th, and the second half on November 1, with a similar penalty on the 15th.

e 15th. Not all brokers favor the proposed Not all brokers layor the proposed bange, believing that it would interfere ith seiling. If, however, it is adopted, by wait until May 1 for the first payof wait until May I for the first payint, leaving four months when the city
st borrow money for expenses? May I
i November I would fall several months
be the interest dates in savings banks,
that money drawn for taxes would
a good deal of interest. That is the
plan at present, with taxes due Octo1, and the new plan proposed does not
nige that feature.

nge that feature.

o fix the due dates at January 1 and o hx the due dates at January 1 and y 1, with penalty from the 15th of each those months, allowing a reasonable count for the payment of July taxes January, would be money in pocket to a the taxpayer and the city. The enfourand a half million interest charges revenue bonds would be saved to the and the savings hank depositor would be saved to the savings and the savings hank depositor would be saved to the savings are savings and the savings are savings and the savings are savings and the savings are savings are savings are savings are savings and the savings are saving and the savings bank depositor would ose the legitimate earnings on his

ngs. takery one knows that the problem of wation in Europe is a serious one. In tain matters of detail, however, they aliage the thing over there better than e do it here. This, at any rate, is the minion of Frank Bailey, vice-president the little Guarantee and Trust Comcy, who has just returned from a trip and the says.

He says: taxation problems in England rance are most interesting to any wning real estate in New York city present time, for in those countries no attempt to discourage indiownership of property by yearly s of taxes and assessments underlying idea of the taxing that everything should be done

ge the small house owner, and glee on the part of any admin-if it succeeds in getting a little

ance the basis of taxation of real on its rental capacity, and the frames or \$100 of rental value is exempt from taxation, the idea at the larger properties should larger taxes and the little house, hould be as marky as excelled. ald be as nearly as possible

same time on the larger propere most interesting to a real estate of the present time. The tenant take a leave of a flat and pay or he wishes, the only remedy being

few, which takes some time,

maintains his part—he has no trov a building if he does not to pay rent for a year and his ncludes to move to the country wake in a tenement house in at the expense of the land-the expense of the tenant a discouragement of such

Miscellaneous.

The Taylor-Sherman Company negotiated the recently reported sale of Nosize then there is no doubt but estate will either depreciate of there must be some imposi-

A 6% Bond of Superiority

Keep within the limits of the field of conservative investment, where you can get

The Highest Return And Perfect Safety

A safer, surer and better earning power for your money cannot

### 6% GOLD MORTGAGE BOND

with the accepted standard security of the world New York City Real Estate as its basis. It is absolutely the highest class of security that can be created.

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Assets Capital and Surplus \$3,964,693.45

\$10,000,000.00

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WRITE FOR BOOKLET "A SAFEGUARDED INVESTMENT."

CITY REAL ESTATE.

E. J. ROBERTS, Comptroller.

CITY REAL ESTATE.

# Madison Square Garden

We have been instructed by the Directors of the Madison Square Garden Co. to offer that property for sale. Entire block bounded by Madison and Fourth Avenues, 26th and 27th Streets.

Price \$3,500,000.

Possession on six months notice. Diagrams and full particulars may be had of

GEO. R. READ & CO., Agents,

60 LIBERTY ST.

3 EAST 35TH ST.

sold for Dr. Loise A. Rodenstein No. 148
West 138th street, a three story dwelling on lot 16 2399.11.

WASHINGTON AVENUE—Max N. Natanson has sold for James E. J. Martin No. 1780 Washington avenue, a three story frame building on plot 55x10, to A. H. Dayton.

222D STREET—Hyman Shatzkin has bought the plot 100x89 on the south side of 272d street 305 feet east of Barnes avenue, from Mary O'Connor.

WILLIS AVENUE—Smith & Phelps have sold for the Henry F. Muller Company the four story building with stores, on lot 25x107, at the southwest corner of Willis avenue and 103th street.

EIGHTEENTH STREET—John J. Kavannagh has resold the four story and basement dwelling at No. 68 Last Eightlight street, on lot 20x81.2, to a client for occupancy.

Street and making it ever into a store and office building with a dwelling at the swinter with Ross, architect, has filed plans for installing stores in place of the bank in the six story apartment house at the south street, at a cost of \$3,500. The estate of building and lessee of the ground, which is forward by the four story building with stores on the south street at a cost of \$4,500, and a one and a half story frame stable on the west side of Wilcox avenue, 100 feet south of Fairmount avenue, 100 fee

Leases.

McNally & Cochran have leased the cast store, basement and first loft in the new firebroof building at No. 35 to 39 West Thirty-sixth street to E. O'Donovan & Co. for ten years at an aggregate rental of \$110,000. The same broker a month ago leased the sixth loft to O'Donovan & Co. in the same building, but the tenant upon the completion of the building applied for a cancellation of the building applied for the completion of the building applied for a cancellation of the building applied for the completion of the building applied for a cancellation of the building applied for the completion of the building applied for a cancellation of the building applied for the completion of the building applied for a cancellation of the building applied for the completion of the building applied for a cancellation of the building applied for the completion of the building applied for the completion of the building applied for a cancellation of the building applied for the completion of the completion of the building applied for the completion of the building applied for the completion of the completion of the building applied for

for 105 Years.

Julian Benedict has leased for Daniel A. Loring the twelve story building at No. 23 West Thirty-fourth street for a term of those countries are much more in their legislation for the small dimuch more interested in their of the well to do, but there is not tendency in any of their legisla-which the tenant is freed from the blitty of maintaining the building securities are coccupies.

The lease and sale of this important block.

Private Sales.

Julian Benedict has leased for Daniel A. Loring the twelve story building at No. 23 West Thirty-fourth street for a term of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the building can be had the lessees will pay for the term will be about \$3,500,000. As soon as possession of the lower portion of the bui

the occupant of the house at the northw corner of Irying place and Central avenue

Windsor Land Company's Sales.

The annual dinner of the Real Estate Exchange of Long Island will be held on Thursday evening, March 2, at the Hotel Astor. Invitations have been extended to Gov Pix, the Hon. Theodore Roosevelt, Martin Littleton, Mayor Gaynor, comptroller Prendergast, Public Service to manussioner Bassett, Borough President Gresser, President Raiph Peters of the Long Island Railroad Company and several other prominent men in public life.

The Windsor Land Company's Sales.

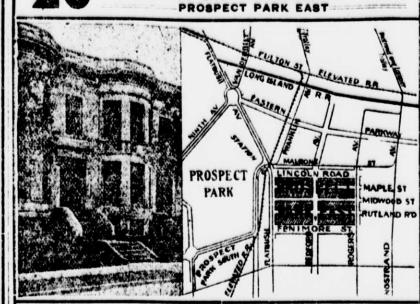
The Windsor Land and Improvement to mpany has sold at Valley Stream to difference place, to Thomas flower a plot 40x100 on Terrace place, to Thomas flower a plot 40x100 on Montague street and to James Barneth a plot 60x100 at Madison avenue and Bismarck street.

The same company has sold at Rosedale to J. Jastrow and A. J. Pelling each a plot 40x100 in Wells court, to William Peterson and William Miller each a plot 40x100 on Rosedale avenue, to J. F. Ring a plot 40x100 at Cambridge road and Clitton avenue and to M. M. Gafney a plot 60x100 at Chester avenue and Cambridge Fig.

Joseph P. Day will ofter at executor's sale on Thursday, February 16, a number of parcels in Manhattan and Broeklyn belonging to the Claus Doscher estate. The Manhattan properties include the northwest corner of Laught and Greenwich streets, a seven story loit building, and the southeest three five story brick buildings. The Brooklyn properties include the southwest corner of Fulton street and Hanover place a three story brick buildings. No. 103 Broadway, running through to South Sixth street a five story and loft building; a large vacant plot on Montrose avenue near Broadway and Montrose avenue, three three story dwellings at the southwest corner of Heeker and Kingsland avenues, two four story dwellings at the southwest corner of Van Sielen and Pittin avenues, No. 14 Doscher street, a two story france cottage and Nos, ass and set Glenmore avenue, near Chestnut street, two three story three family dwellings.

MINUTES TO MANHATTAN—FIVE CENT FARE THE FAMOUS EASY HOUSEKEEPING HOMES

BOROUGH OF BROOKLYN FOR SALE BOROUGH OF BROOKLYN FOR SALE



one of these cheerful homes for the same money?

50 to 55 monthly Pays Principal and Interest

Designed for a family wanting all the comforts of an entire house, without the necessity of servant help.

High elevation. Extra width swell front. Indiana lime and brown stone Thoroughly modern interior.

Beautiful surroundings. Two minutes' walk to Prospect Park | Send for Illustrated Booklet

why continue to live in a small apartment when you could enjoy 7,950 to 8,500 Why not visit these houses

to-day or to-morrow and convince yourself of their desirability? On Lincoln Road. Maple and Midwood Streets. Rutland Road and Fenimore

Open every day, including evenings. Sample house, 272 Lincoln Road.

Take Brighton Beach "L" to Prospect Park station (Lincoln Road), or Flatbush, Nostrand or Rogers Avenue trolleys.

#### 176 Remsen Street B R O O K L Y N REALTY ASSOCIATES,

ESTATE FOR SALE-WEST-CHESTER COUNTY.

REAL ESTATE FOR SALE-WEST-CHESTER COUNTY.

BULLETIN No. 4, which gives pictures, floor plans and full descriptions of ten very attractive new houses at

> On-the-Hudson "THE SUBURB BEAUTIFUL"

is now ready to be mailed to you on request. LThe prices range from \$12,000 to \$15,000 and the terms

of payment will be arranged to fit your convenience. For complete information concerning Park Hill, write at once to

American Real Estate Company

Room 553, 527 Fifth Ave., New York City

Assets over Twenty-three Million Dollars

232

233

285

236

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ASPINWALL ST.

FULL SIZE BUILDING LOTS,

\$300 Each FARMS

W. C. REEVES & COMPANY,

REAL ESTATE WANTED.

MANAGEMENT OF REAL ESTATE.

222

223

224

275

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227

218

219

230

231

CITY REAL ESTATE.

ST. MARK'S AVENUE Solve this puzzle and you may win a

Between Brooklyn and Kingston Aves.

Edward J. Maguire's Modern Residences

three story, no basement; beautiful and unique; high temperature water heat; automatic hot water supply; piped for vacuum cleaning; five blocks from proposed subway and adjacent to five other lines of transit, including Long Island Railroad. A WIDOW must sell one or two three story and basement brick and brownstone houses; fine location; accessible to five lines of cars, no reason able offer refused. OWNER, 813 Herkimer st., Brooklyn, N. Y. No agents.

of Park avenue, 180x100.11, three story dwelling City Real Estate Company vs. Jacob Gottlieb et al.: Harold Swain, attorney: G. G. Battle, ref-ered due on ludgment. \$3,535.16; subject to taxes.

dec. 8566-66.

200th street north side, 225 feet west of Barnes avenue, 20x1t); J. J. Zuelch vs. J. A. Glover et al., U. C. Burlando, attorney, R. A. Seligmann, referee, due on judgment, 85,600.05.

Goerek street, 10, 68, east side, 225 feet north of Delancey street, 25x00.4, live story tenement and stores, Morris Bloch et al., vs. Hyman Hingel et al., A. F. Silverstone, attorney, J. J. Lordan, referee, due on judgment, 85,325.00 sub-ect to laxes, dec. 8425.

Second avenue, No. 8, east side, 76 feet-north of Houston street, 25x65, live story tenement and stores; Josenhile Vorel vs. M. L. Kuster et al., Gilbert & W., attorneys, S. S. Koenig, referee, juritilon.

132d street, No. 122, south side, 250 feet west of Lenox avenue, 16,8x99.11, three story dwelling, M. I. Kaufman et al., trustees, vs. C. M. Taylor of al., Goldenith, C. & W., attorneys, R. F. Wagner, referee; due on judgment, \$10,562,42; subject to taxes, &c., 351.04.

My name is Jones and this is an exact map of a square block of 20 lots at Sea Breeze Heights. Tottenville, S. I. My wife and I stood at the corner of Finlay Street and Summit Hoad, shown by the cross. We started to walk around the block in opposite directions. I walked twice as fast as the Mrs. and when we met we decided to buy the very lot in front of which we stood, because it faced north. What I wans you to tell me is—which lot did we buy? It is a simple little puzzle towork out, providing you are on the property. For all contestants we will run a free special at Rockyille Centre the same company has sold to L. M. Thoopsen a plot toxico at Chester avenue and Cambridge road.

At Rockyille Centre the same company has sold to L. M. Thoopsen a plot toxico at Allen street and Southard avenue. To Sader a plot 40x107 at Foxhurst and State avenue to F. B. Wolfer a plot doxino con Ceanside avenue, to J. E. Saa a plot 40x107 on Southard avenue. To Charles that a plot toxico on Washington avenue to Charles stath a plot toxico on Washington avenue and to Martin Minetta and Edward Green each a plot toxico on Vernon avenue.

Doscher Estate at Auction.

Joseph P. Day will offer at executor's sale on Thursday, February 16, a number of parcels in Manhattan and Brooklyn belonging to the Claus Doscher avenue.

By Samuel Mark. towork out, providing you are on the property.

For all contestants we will run a free special
train nevt Sunday. February 19th, and furnish
every one with free transportation to and from
the property. We will take you by the Jersey
Central Baliroad to Perth Amboy and across the
Kill Van Kull to Tottenville. S. I. The property
froats the Amboy Boad, which has sewers, water,
electric light and all city improvement, a blocks
from the station with 13 trains per day. In the
city of New York, surrounded by churches, stores,
schools and high class residences of every kind.
It also froats the itaritan bas, which is 6 miles
wide at this point. Every lot owner has the
use of a private bathing beach and large dock.

By Samuel Mark.
College avenue. No. 1935, west side, 150 feet north of 165th street 22302, three story brick dwelling. L. B. Lilienthal vs. Clara Zauderre et al. Sigm ind. Weets ler. attorney; G. F. Langbein, referee, due on ludgment, \$0.685.71; subject to taxes, &c. \$244.33.

Signoid Weets let attorney, G. F. Langhein referee due on bugment, \$3,685.71; subject to take, &c. \$564.33.

WEDNESDAY, PERRUARY 15.

By Beyan L. Kennelly.

Fast Houston street No. 411, south side, 71.55 feet east of Shorif street 21,5876, three story front and rear behidings, yountary sale. The next 100 neatest correct answers we will award a \$130 Victrola Talking Machine.

The next 25 neatest correct answers we will award a \$150 Victrola Talking Machine.

The next 25 neatest correct answers we will award to receive the purchase of lots at Sea treest lengths. The next 100 neatest correct answers we will award 100 credit purchasing certificates of \$750 to the purchase of lots at Sea treest lengths. The next 100 neatest correct answers we will award 100 credit purchasing certificates of \$150 Victrola Talking Machine.

Short Land Rent. ESTATE FOR SALE OR RENT.

SHORELANDS, Sound Beach, Coan.—Mod greate priced Building Sites, Cottages and Bungalows for sale or to rent, furnished and unfurnished to excent four story buildings and the purchase of lots at Sea Breeze Heights.

The next 100 neatest correct answers we will award 25 credit purchasing certificates of \$150 Victrola Talking Machine.

Short Land Rent. ESTATE FOR Short Language and back to correct answers we will award 25 credit purchasing certificates of \$100 victola Talking Machine.

Short Language and Bungalows for sale or to rent, furnished and unfurnished to everybody. There are no conditions other than all contestants must and the all answers must be received not later to will be advised in above exec itor's sale; estate of R. H. Arken building, one talenty fourth interest in above exec itor's sale; estate of R. H. Arken building, one talenty fourth interest in above exec itor's sale; estate of R. H. Arken building, one talenty fourth interest in above exec itor's sale; estate of R. H. Arken buildings, one talenty fourth interest in above exec itor's sale; estate of R. H. Arken buildings, one talenty fourth interest in above exec itor's sale; estate of

117th street. Nos 489 and 448, south side 122 11 Geo. W. Elder & Steinmetz Co.

Continued on Fifteenth Page.

RICHMOND REAL ESTATE FOR SALE

BROOKLYN'S BEST RESIDENTIAL Which Lot DidJones Buy? | x 160 ft. Place in period conductions of the place in mediate operation: 6,000 ft. floor space, immediate operation: 6,000 ft. floor space, imme

\$150 Victrola Talking Machine. **PRINTERS** # FINLAY ST.

IN HEART PRINTING TRADE, LARGE, LIGHT LOFTS; UP TO DATE, FIREPROOF BUILDING; STEAM HEAT, E L F C T R I C ELEVATOR; BUILDING WIRED. 176 PARK ROW.

APPLY ON PREMISES.

MORTGAGE MONEY.

\$3.000 to \$6,000. Well known building and development company offer several of the above. Commission to lawyers trustees or financial agents. Each is a first mortgage on a private house and grounds; represents but 50% of the selling price of the property, runs from three to five years, and is protected by title colley, insurance and guaranteed bond. Address ATTOR-NEY, box 75, 19 East 11th st. N. Y. City.

REAL ESTATE AT AUCTION.

31 Nassau Street.

DWELLING HOUSES TO LET.

FOUR story English basement dwelling; low reat: Thirties near Madison ave; splendidly adapted for physician; long lease; references. DERSCHUCH, 150 Broadway.

FARMS FOR SALE. FARM bargains all prices and sizes. FISCHER, near subway 120 Sun office

REAL ESTATE AT AUCTION.

31 Nassau St., N. Y. C.

Telephone, 744 Cortlandt.

Thursday, February 16, 1911

Absolute Executor's Sale To Close Estate of Claus Doscher, Deceased

Manhattan Properties N. W. COR. LAIGHT AND GREENWICH STS.

(Known as 121 Greenwich St.)
Neven story and basement brick loft Building. Size of plot 37.6375.

S. E. COR. DESBROSSES AND WEST STS. \*\*Three 5 story brick Buildings with four stores. No. 270 has open lofts. No. 271, used as hotel contains 25 rooms. Nos. 37 and 37% contain one apartment of five rooms on upper floors. Size of plot 45 9355.3.

Brooklyn Properties

S. W. Cor. Fulton St. and 103 Broadway, Hanover Place
(Known as 516 Fulton St.)
Three story and cellar brick Building, with one store located in the heart of the commercial section of Brooklyin, size of lot 20x

S. E. Cor. Broadway and

Montrose Avenue

32.11 northeast of Broadway A large vacant Piot ready for immediate improvement, size of plot 139, 49x72.80x lirreg.

REAL ESTATE AT AUCTION.

N. W. Cor. Meeker and Kingsland Avs. (Known as Nos. 133 155 Meeker Av. and 173 Kingsland Av.) Two 3 story frame and one 3 story brick Dwellings, to be sold as one parcel; size of plot. 36.21, x53x freg.

SELECT APARTMENTS.

Known as Nos. 2222 2224 Pitkin Ac.) Two four story brick Dwellings, with two stores, containing one apartment of six rooms and bath on each floor; to be sold as one parcel size of piot 103100.

989-991 Glenmore Av.

Montrose Av.

S. W. Cor. Van Siclen

and Pitkin Avs.

14 Doscher St.

Two story and basement frame Cottage, containing 10 rooms and bath; size of plot 40379 0.

(Near Chestra (t. St.)

Two three story and basement three family Dwellings, each containing one apartment of six rooms and bath, size of each lot 19,11875. 70% of the purchase price may remain on bond and mortgage for one, two or three years at 5%

SELECT APARTMENTS.

Telephone, Mad. Sq. 7145.

FOR RENT

Unfurnished duplex apartment 226 WEST 59th STREET

Opposite Central Park Apply Superintendent on Premises

AT BARGAIN Excellently laid out apartment; five large rooms, all light high-class building. Courteous and attentive management, Upper West Side. For full particulars write BARGAIN, box 121 Sun office.

Price \$5,850. Liberal Terms

ENGLISH COUNTRY HOME

Plot 175 ft. x 185 ft. 55 min. from Broad-ay. N. Y. City. On road of anthraelte.

house has living room, extra large din-ing boom, butler's pantry, kitchen and maid's room on first floor; four master's bedrooms, two en suite, and bathroom on second floor, and fine balcony opening out of largest chamber. Parquet floors, run-ning water, electric light, steam heat, ione ceilar, laundry. Big open fireplace. The veranda

ite or Phone for Pictures and Plans.

F. G. Ellis 170 Broadway, N. Y. City.

FINE stock or dairy farm; fronting two rivers; 120 acres; house 15 rooms, 1; mile from two R. R. Stations, one-hour to N. Y; price 511,500; casy terms, also several other fine farms and country homes, 5 to 200 acres, price \$1,500 to \$15,000. Particulars Room 205, 84 William St. N. Y., or WILLIAM GREASHEIMER, Bound Brook, N. J.

FOR SALE OR RENT-Beautiful one family house on slope Orange Mountain; 8 minutes walk Lackawanna slation and trolley; 10 rooms, all modern improvements; lot 100x 100; rent 578, price 510 000; cost owner more to build. EMPIRE sEALTY CO. 61 Freeman 81. Orange, N. J.

FARM HOMES IN BEAUTIFFUL VINELAND, the best in these United States; unequalled for poultry and fruit; libustrated catalogue free WANSER'S FARM AGENCY, Vineland, S. J.

BOGOTA—Convenient two railroads; best loca-tion: eight rooms, all improvements, 50x200; 55,500, easy terms; photographs and full particu-lars. 998 Marbridge Building.

1.500 ACRES land, including 700 acres of lake. E. J. CAHILL, Boonton, N. J.

DWELLING houses for sale at Boonton, N. J. E. J. CAHILL Boonton, N. J.

REAL ESTATE FOR SALE. 100 Acres \$2,700.

as the second

On Lakes

Further particulars and catalogues may be obtained at the office of the Auctioneer or the Executor of the Estate of Claus Doscher, 2224 Pitkin Av., Brook-

ABOVE 14TH ST., WEST SIDE. ABOVE 14TH ST., WEST SIDE. TWO HOME BUILDINGS



\*UMBERS 521 and 523 West 112th Street are NOW READY for occupancy. Fireproof; constructed in accordance with the latest requirements of the Building Code, built without undue hurry, they represent the best type of construction in New York City. Each apartment is planned like-a private residence so as to produce a most livable arrangement with lots of light and good ventilation. Apartments of 5, 6 and 7 rooms,

the latter with 2 baths. Concessions to desirable tenants who make lesses in the near future. Booklet and all information from the undersigned, who will meet prospective tenants at the buildings. You are invited to inspect these apartments.

ROE & GOULD, Agents

Renting agent on premises. TO LET FOR BUSINESS PURPOSES. FACTORY

CREAT BARCAIN

TO CLOSE AN ESTATE Williamsburg Water Front Section, Brooklyn, N. Y. Four story Brick Building, with full transmission equipment. H. P. Corliss engine and 100 H. P. boiler. Also independent water supply system and electric power. Very strongly built to carry heavy machinery. Size 100 ft.

No. 220 WEST 29TH ST.

TOR RENT-Fine store with well lighted basement and several lofts in the new freproof American Press Association Building, 225 West 38th St. One block from Broadway. Each floor contains 6,000 square feet with light on all sides. Perfect passenger and freight elevator service. Day and night telephone exchange for convenience of tenants. The best loft building and best location in the Pennsylvania Station zone, inquire on premises.

FOR SALE 6% FIRST MORTGAGES

COLORED people are starting a village which the world will hear of. For a full account write to Capt. CUSSONS, Glen Allen, Va.

Dept. S. 124 E. 23rd Street, New York City

APARTMENTS WANTED.

BACHELOR apartment, 2 rooms and bath;

Stock and Tools Included.

This big productive farm is all ready for business, near neighbors, stores, schools, churches, creamers, short distance from railroad station. Cuts 40 tons of hav and grows all crops, spring watered pasture for 12 ws., 25,000 ft. of timber and 200 cords of wood. Two ptory eight room nouse, 40x30 barn and other outbuildings, sugar bush of 200 trees. If taken now owner will include two horses, four cows, brood sow, 25 hens and all tools and machinery for only \$2,700. Part cash, easy terms. For details of this and other farm bargains see page 18, "Strout's file Farm Catalogue No. 39. Copy free E. A. STROUT, 47 West 31th st., New York City. FOR SALE—One story factors, 123 by 75 feet, lot 150 by 85 feet, adioining Lackawaxen Elver, centrally located. Walls covered with Century (Asbestos) shingles; well lighted, low pressure steam heater; electric light and power connection. Apply THE HERBECK-DEMER CO., Hopesdale, Fa., Wayne Co. Virginia Farms and Homes.

FREE CATALOGUE OF SPLENDID BARGAINS R. B. CHAFFIN & CG., Inc., Richmond, Va. MUST sell, to close out an estate, the only piece of available land for switching purposes on D. L. & W. R. H. between New York and Montsclair. For particulars address C. A. JOHNSON, 165 Broadway, room 1128.

LONG ISLANDREAL ESTATE FOR SALE GREAT NECK and Manhasset Bay section-dentlemen's residences, acreage, plots and cot-tages. BELLOWS, Manhasset